



MEMORANDUM

To: Design Review Board

From: Janice Coogan, Senior Planner

Date: March 7, 2013

File No.: DRV13-00254

Subject: JUANITA BAY VETERINARY HOSPITAL AND GENERAL OFFICE BUILDING AT 11416 98TH AVE NE- CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the March 18, 2013 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Juanita Bay Veterinary Hospital and office project in the Juanita Business District. At the meeting, the Board should determine:

- A. How the *Design Guidelines for Pedestrian Oriented Districts* affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property contains two lots located at 11416 98th Avenue NE directly south of the Columbia Athletic Club (see Attachment 1). On the north side of the site the applicant is proposing a new two story building with a veterinary hospital on the ground floor and general office above. The goal of the property owner is to maintain operation of the existing veterinary clinic located on the south portion of the property during construction. The applicant has provided conceptual site and building massing designs for the property (see Attachment 2).

In the JBD 2 zone, the maximum building height is 26' above average building elevation. The applicant is proposing an additional 13' in building height (allowed by code if a view corridor is maintained across 30 percent of the average parcel width). Factors in determining on which side the view corridor should be located are the existing development to the north and south and where the greatest benefit will be provided.

The applicant's preferred building massing option is to locate the new building on the north side of the property with the view corridor over the new parking lot on the south side as shown in Option 3 (Attachment 2, sheet A7). The applicant chose this option because it allows:

- the new building to be closer to the sidewalk with the parking lot located to the side (*consistent with parking lot location standards for the JBD*)
- the existing veterinary clinic to remain in operation during construction

- the widest view corridor to the lake over the new parking lot given adjacent development and vegetation along the shoreline
- the least visual impact to adjoining residential properties to the east

Another factor in the site planning is the City's recommendation to require a connection between the proposed parking lot and the adjacent parking lot located directly to the south at 11400 98th Avenue (F&A office building). The shared vehicular access between the two properties is needed to provide flexibility for vehicles turning left onto 98th Avenue NE and if, in the future, turns are restricted from 98th Avenue NE because of traffic safety issues. With the development of the F&A office building, the City required the shared access through the parking lots should the properties to the north and south redevelop. In 1998, a shared vehicular access agreement for future access to the parking lot was recorded on the F&A property.

III. SITE

The subject property currently contains a one story 2,439 gross floor area veterinary hospital (built in 1969) with a parking lot located on the north side of the property. The site is basically level, sloping steeply beyond the east property line. 98th Avenue NE is not designated as a *Pedestrian Oriented Street*.

The following list summarizes the zoning designation, uses and allowed height of properties adjacent to the subject property (see Attachment 4):

- North:* JBD 2. Columbia Athletic Club and parking lot. Maximum height is 26', plus an additional 13' if 30% view corridor provided.
- East:* JBD 2. Vacant lot and Juanita Condominiums to the southeast. Maximum height is 26', plus an additional 13' if 30% view corridor provided.
- South:* JBD 2. 3 story F & A office building and parking lot. Maximum height is 26', plus an additional 13' if 30% view corridor provided.
- West:* Park/Public Use Zone. Across 98th Avenue NE is the northern boundary of Juanita Bay park wetlands and Lake Washington beyond.

Photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2 and 3.

IV. KEY ZONING REGULATIONS

Zoning regulations for an office and veterinary office in the Juanita Business District 2 (JBD 2) are found in the use-zone chart (see Attachment 4). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses: General office and a veterinary office/hospital are allowed uses in the JBD 2 zone (see KZC Section 52.10-17 for a detailed list at http://kirklandcode.ecitygov.net/CK_KZC_Search.html). Special Regulation 1 establishes that veterinary offices may only treat small animals, may not provide outside runs and other outside facilities for the animals, designed so that noise will not be audible offsite, and the use is not permitted if the subject property contains residential units.

Staff Comment: General office and a veterinary office/hospital is an allowed use in the JBD 2 zone provided the special regulations for a veterinary use are met. No residential units exist on or are proposed on the subject property.

- B. Setbacks: Zero front, side and rear yards are permitted.

Staff Comment: The applicant's preferred massing Option 3 shows a 0' foot setback along the north property line and an intervening paved surface between the building and sidewalk along 98th Avenue NE.

- C. Maximum Building Height: JBD 2 allows a maximum height of 26' measured above the average building elevation. General Regulation 3 allows an increase of up to 13 feet (for a maximum of 39' above ABE) if a view corridor is maintained across 30 percent of the average parcel width for the portion of the building above 26 feet. The view corridor must be located to provide the widest view corridor given development on adjacent properties to the north and south. Attachment 2 and 3 provides the applicant's justification why the view corridor is the widest on the south side of the property.

Rooftop appurtenances may exceed the height limit by a maximum of 4' if the appurtenances and screening do not exceed 10% of the area of the building footprint (KZC 115.120). The Planning Official may approve a modification to exceed the 4' height limit for rooftop appurtenances or elevator penthouses if certain criteria are met.

Staff Comment: The applicant proposes a two story building that will take advantage of the allowed additional 13' of height. The applicant has shown the elevation of the properties to the east in relationship to the site and a view analysis showing a view corridor on the south side of the property over the parking lot (Attachment 2 and Attachment 3). Staff has reviewed the materials and generally supports the applicant's initial direction. Because the building location is a critical part of the conceptual design, the DRB should provide input to staff and the applicant regarding the location of the building and which side of the property will provide the widest view corridor.

The applicant should submit average building elevation calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations.

- D. Lot Coverage: JBD 2 zoning regulations allow 80% lot coverage.
- E. Parking: General office uses must provide one parking space for each 300 square feet of gross floor area. Veterinary office uses must provide one stall per each 200 sq. ft. of gross floor area.

Staff Comment: The number of parking stalls will be determined by staff based on the final gross floor area of each use in the building.

- F. Parking Areas. KZC establishes that in the JBD 2 zone parking areas shall not be located between the street and the building unless no other feasible alternative exists on the subject property. KZC 105.60 establishes that in the design of parking lots, shared parking lot entrances and driveways between properties shall be installed whenever feasible as determined by the Planning Official. Comprehensive Plan policies for 98th Avenue NE (see below) encourage combining driveways and parking lots because of the traffic constraints on 98th Avenue NE. KZC 105.35 states the City may restrict the width, number and location of driveways along the frontage of the subject property to improve vehicle circulation, public safety, or to enhance pedestrian movement.

Staff Comment: The proposed parking lot is located to the side of the building minimizing the frontage of the parking lot to the street. Because of the traffic and safety constraints along 98th Avenue NE (difficult left turns, stacking of cars during evening commute times and the narrow property widths), as part of the redevelopment of this site a vehicular connection should be made between the

parking lot on site and the lot to the south. Should future improvements such as "C" curbs be installed along 98th Avenue NE that limit left turns in and out of the lots on the east side of the street, connecting the parking lots would allow drivers greater flexibility in turning in and out onto 98th Avenue NE. As part of the development of the office building to the south (F&A building) the City required the property owner to record an agreement that would allow both parking lots to connect should the properties to the north and south redevelop. Staff will likely require the connection should be made now with the redevelopment of this site.

- G. Landscaping. Based on the proposed uses on the subject property and the adjoining uses and development, no landscape buffer is required along the property lines pursuant to KZC Section 95.42. Supplemental, internal and perimeter parking lot landscaping shall be incorporated into the design of the site pursuant to the standards in KZC Section 95.41, 44, 45. Because the site is in a design district, a minimum 5' wide perimeter parking lot landscape buffer is required only along the street.

Staff Comment: A landscape plan and tree retention plan should be submitted with the Design Response Conference application. Existing significant trees that are located within the required landscape buffer and determined to be viable should be retained to the maximum extent possible.

- H. Sidewalks. 98th Avenue NE is designated as a principle arterial and not designated as a Pedestrian Oriented Street. Preapproved plans for the Juanita Business District require a minimum 10' wide sidewalk along the entire frontage of the subject property with a landscape strip and street trees or trees in grates and decorative lighting.

Staff Comment: The applicant should provide detailed plans as part of the Design Response Conference application.

- I. Pedestrian Access. KZC 105.18 establishes that new development shall provide pedestrian walkways from building entrances to sidewalks, between properties and through parking lots. Overhead weather protection such as canopies or awnings in the JBD is required to be 100 percent of the building façade abutting a street.

Staff Comment: The plans show a pedestrian connection from the sidewalk to the entrance. A pedestrian pathway should also be provided from the building entrance along the north side of the parking lot to the east property line for a future pedestrian connection to the property to the east.

V. COMPREHENSIVE PLAN BACKGROUND

The Juanita Business District Comprehensive Plan policies for the JBD 2 zone discuss the following topics:

- Offices should be a permitted use
- Buildings up to three stories can be approved as part of the design review process if views from the East Ridge are preserved
- Along 98th Avenue the following should be encouraged: more attractive streetscape, efficient parking lots, consolidating driveways and reducing curb cuts, upgrading street trees (varieties which will not block views of the businesses) and installing bicycle facilities.

VI. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the general guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list below highlights some of the key guidelines which apply specifically to the project or project area. As described in the introduction of the Design Guidelines: "...*The goal of redevelopment in the Juanita Business District is to create a neighborhood-scale, pedestrian district which takes advantage of the amenities offered by Juanita Bay*".

- Pedestrian-oriented space and plazas are encouraged including: providing wider sidewalk areas to allow room for pedestrian movement, pedestrian friendly building fronts with pedestrian weather protection, and pedestrian pathways from the sidewalk to building entrances and surrounding residential areas to and through the business district.
- Blank wall treatment- Mitigate blank walls visible from the street by using landscaping, art, or other architectural treatments because the north, west and south facades will be visible from 98th Avenue NE.
- Vertical and horizontal definition- Provide view corridors to the lake with new development in the business district.
- Street Design- Coordinate streetscape improvements including street lighting, street trees, furniture and other amenities. Street trees in the JBD should be upgraded with varieties that are more columnar and will not block views of businesses or the lake (such as flowering pear).
- Parking areas- Locate parking lots to the side or rear yard is encouraged with extensive screening along streets. Providing safe, pedestrian paths within parking lots is important.
- Signs- Cabinet signs are prohibited in the JBD.

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

VII. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, view corridors and landscaping.

B. What are the Opportunities and Constraints of the Site and Vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings

- Landscaping/Open Space

VIII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Building Height and View Corridor- Discuss the three massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2). Provide input to staff on the proposed location for the view corridor given the existing development to the north, south and east and the following site vehicular access constraints.
3. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation and roof forms.

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (benches, plazas,)?
3. What are the key pedestrian connections on site and to adjoining properties?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property especially along 98th Avenue NE and parking lot?

IX. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

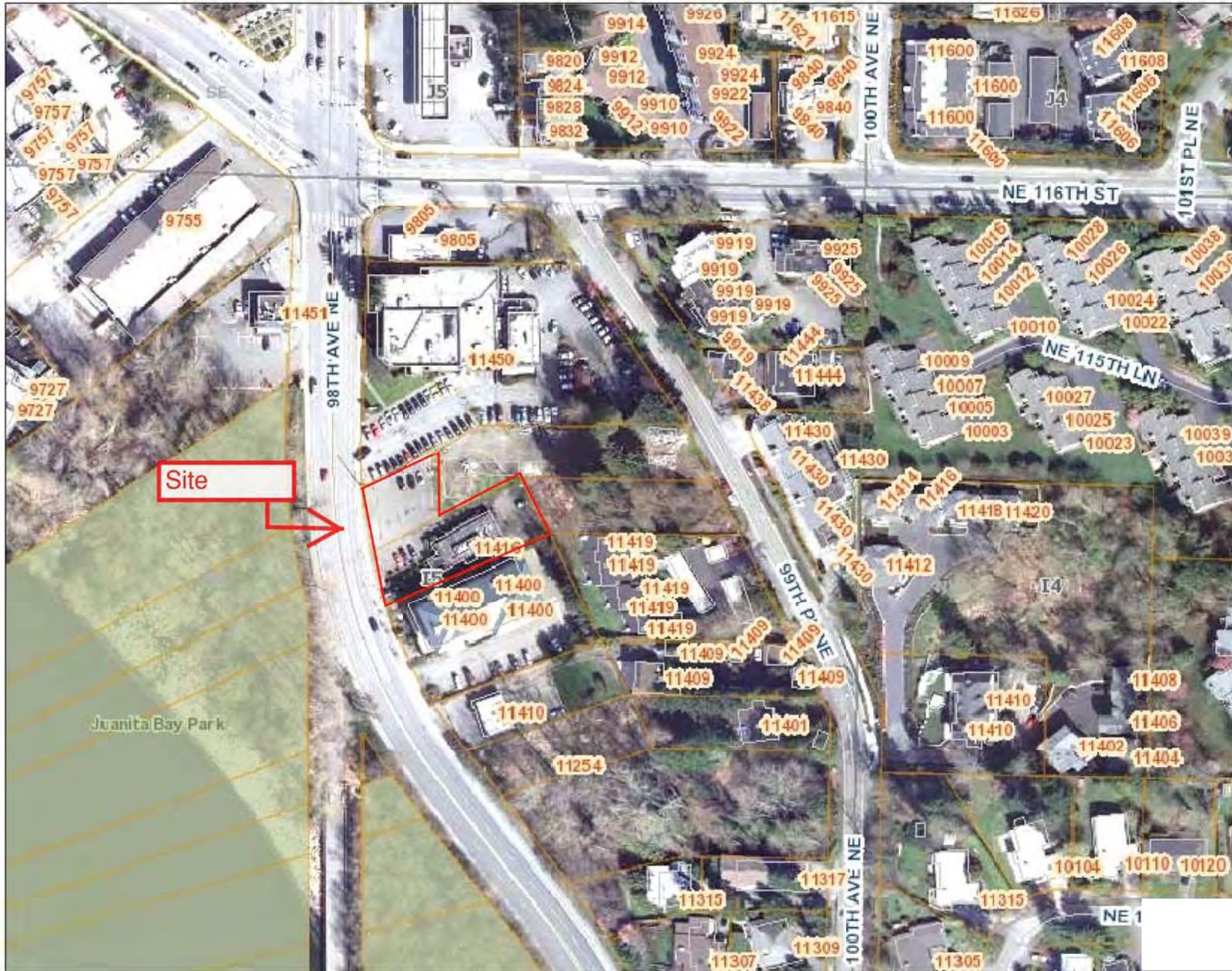
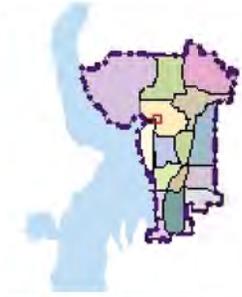
The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

X. ATTACHMENTS:

1. Vicinity Map
2. Applicant's Proposal
3. Additional photos from vantage points to the east
4. JBD 2 Use Zone Chart



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology

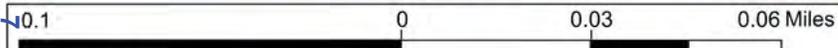


Legend

- Address
- City Limits
- Grid
- QQ Grid
- Streets
- ▭ Parcels
- ▭ Buildings
- ▭ Parks
- ▭ Schools
- z_Image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 1,986

Attachment 1



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description

JUANITA BAY VETERINARY HOSPITAL/ ARCHITECTURAL WERKS, INC.

11416 98TH AVE NE, KIRKLAND, WA 98033

CONCEPTUAL DESIGN CONFERENCE

SHEET INDEX

ARCHITECTURAL

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- A2 EXISTING SITE CONDITIONS
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- A6 PHOTO SURVEY
- A7 SITING ANALYSIS
- A8 VIEW CORRIDOR
- A9 MASSING STUDY
- A10 MASSING STUDY

PROJECT TEAM

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PROPERTY OWNER:
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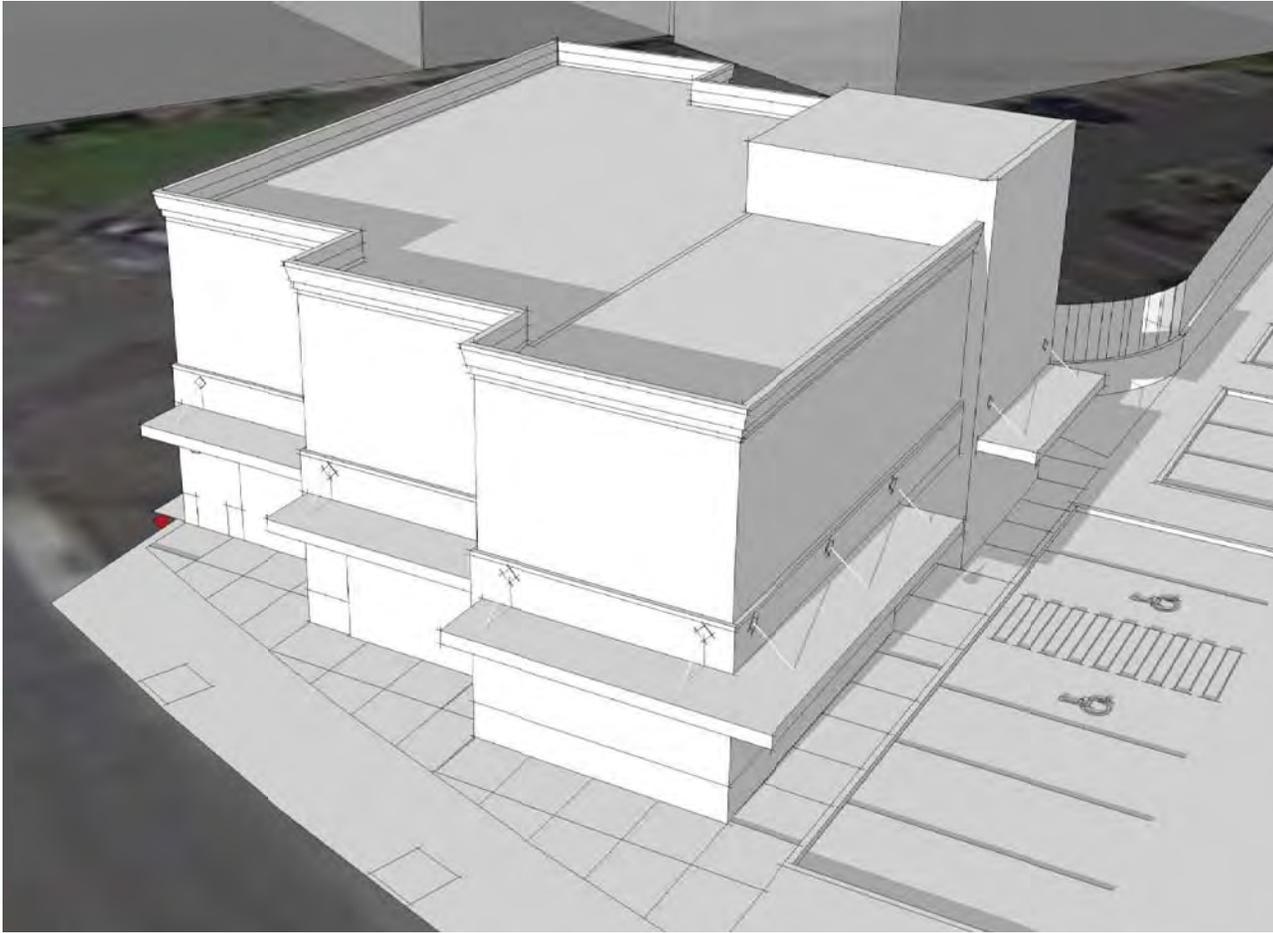
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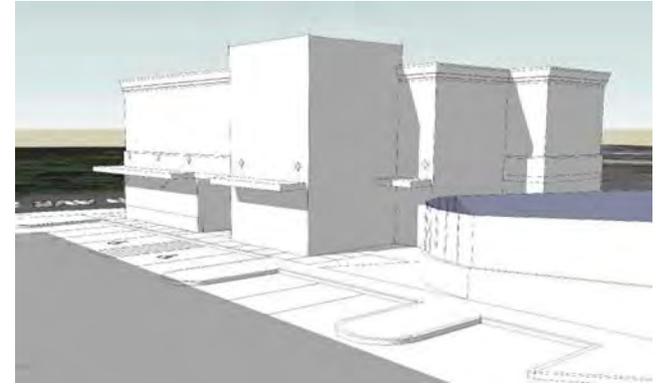
Title Page
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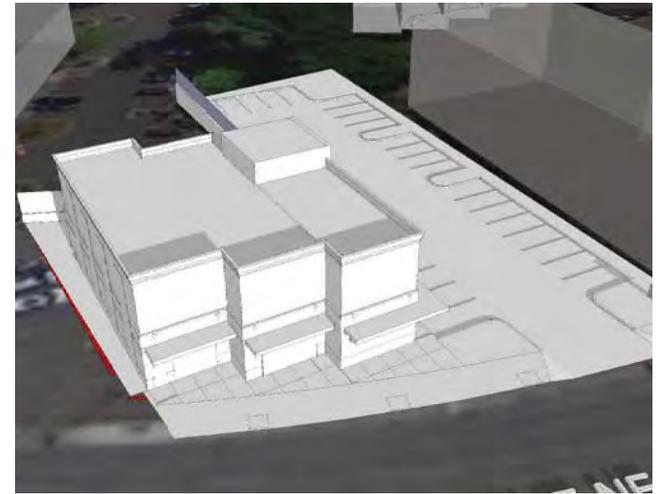
Attachment 2



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHWEST CORNER



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Massing Study
 Conceptual Design Conference

A10

Attachment 2



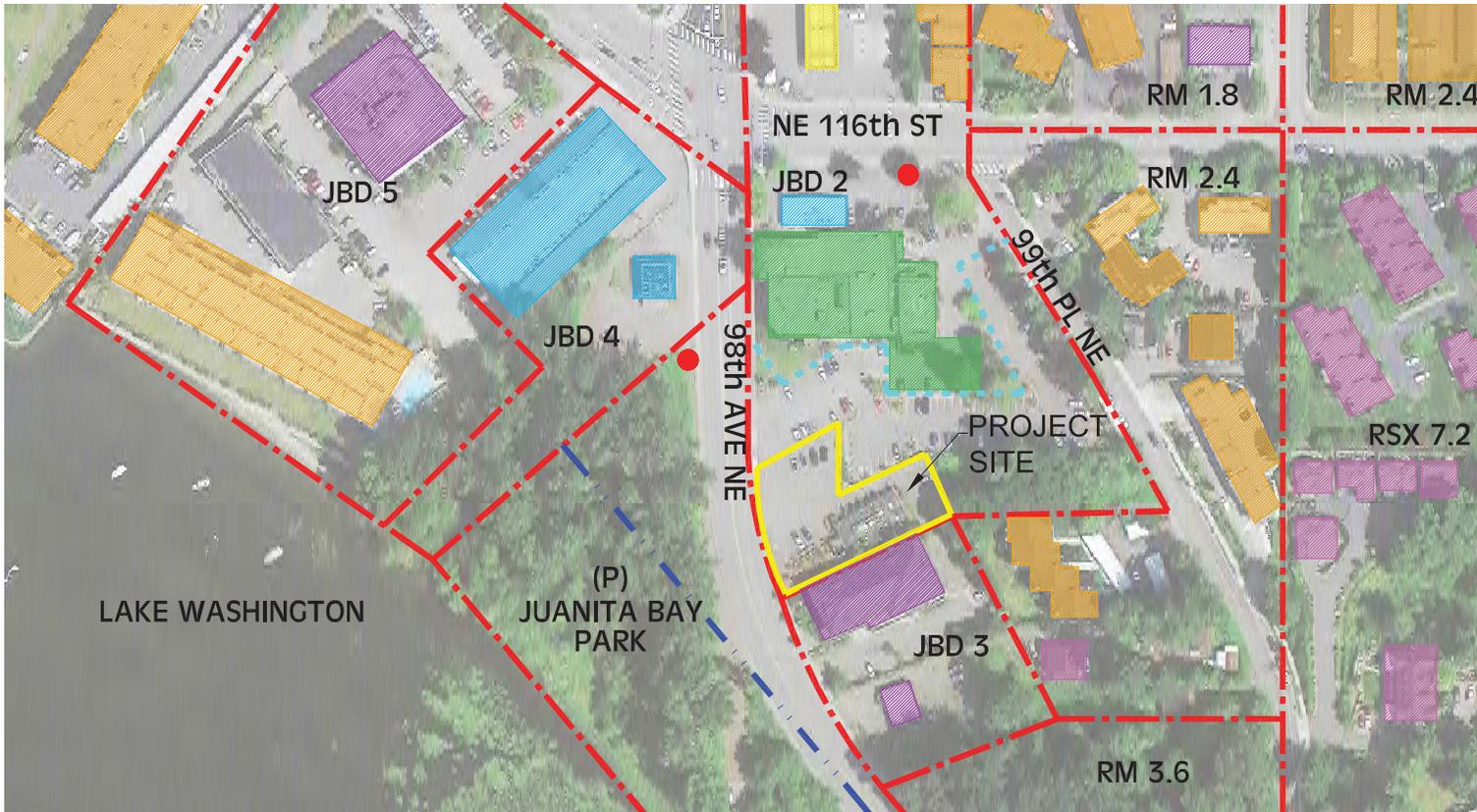
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Site Analysis
 Conceptual Design Conference



A3



Key Legend

- | | | |
|---------------|-------------------------|------------------------------|
| RETAIL | SINGLE FAMILY RESIDENCE | 200' URBAN MIXED DESIGNATION |
| OFFICE | MULTI-FAMILY RESIDENCES | PEDESTRIAN ACCESS |
| GAS STATION | BUS STOP | ZONING DESIGNATION |
| ATHLETIC CLUB | | |



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Context Analysis
 Conceptual Design Conference



A4



1



2



3



4



Photo Legend



5



6



7



8



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Photo Survey
Conceptual Design Conference



A5